

**NOTICE OF DETERMINATION
for a NEGATIVE DECLARATION**

TO: County Clerk
County of Placer
2954 Richardson Drive
Auburn, CA 95603

State Clearinghouse
P. O. Box 3044
Sacramento, CA 95812-3044

FROM: CITY OF ROSEVILLE
Kinarik Shallow, Associate Planner
311 Vernon Street
Roseville, CA 95678

POSTED **SEP 29 2023**
Through
RYAN RONCO, COUNTY CLERK

DATE: September 29, 2023

By *[Signature]*
Deputy Clerk

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: NERSP PCL 8 – Sprinter Roseville; File #PL23-0124

FILED

PROJECT APPROVAL DATE: September 28, 2023

STATE CLEARINGHOUSE NUMBER: 2023080779

SEP 29 2023

CONTACT PERSON: Kinarik Shallow, Associate Planner

RYAN RONCO
COUNTY CLERK OF PLACER COUNTY
BY *[Signature]*
DEPUTY

APPLICANT; OWNER; DEVELOPER: Linda Francis, Dennis J. Flynn Architects (Applicant [architect firm representing Owner/Developer]); Travis Batts, Pappas Gateway LP (Owner); Andrew Baeza, Envision WC MB RE LLC (Developer)

PROJECT LOCATION: 1513 Eureka Road and 1411 Rocky Ridge Drive, Roseville, Placer County, CA 95678 (APN 048-013-013-000 and 048-013-014-000)

SUMMARY PROJECT DESCRIPTION: The project is an approximately 97,000-square-foot Mercedes Benz Sprinter van sales and service facility that consists of enclosed service and detail bays and on-site vehicle parts storage. Associated site improvements include landscaping, lighting, and parking. The project entitlements include a text only amendment to the NERSP Parcel 8 Design Guidelines to allow vehicle sales in the Community Commercial zone with approval of a Conditional Use Permit (CUP), a CUP to allow the use, and a Design Review Permit to review the site design and architecture. The Planning Commission approved the CUP and Design Review Permit at the September 28, 2023 Planning Commission meeting and recommended City Council approve the Specific Plan Amendment.

DETERMINATIONS FOR NEGATIVE DECLARATION

This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

- An *Initial Study/Negative Declaration* was prepared and adopted by the City of Roseville pursuant to the provisions of CEQA.
- As approved, the project will not have significant effects on the environment.
- Mitigation measures were not made a Condition of Approval of the project and a Mitigation Monitoring and Reporting Program was not adopted for this project.
- Findings and a Statement of Overriding Considerations were not adopted for the proposed project since significant and unavoidable impacts were not identified.

The environmental documentation and record of project approval may be examined at the City of Roseville, Development Services Department, 311 Vernon Street, Roseville, CA 95678, Monday–Friday, 8 a.m. to 5 p.m. (916-774-5263).

9/29/2023
DATE

Kinarik Shallow
Kinarik Shallow, Associate Planner

#23-213